

OFFICE OF THE SECRETARY OF STATE
Bev Clarno
SECRETARY OF STATE



ARCHIVES DIVISION
STEPHANIE CLARK
INTERIM DIRECTOR
800 Summer Street NE
Salem, Oregon 97310
(503) 373-0701
Facsimile (503) 378-4118

July 31, 2019

City of Tualatin
Planning Dept.
18880 SW Martinazzi Ave.
Tualatin, Oregon 97062-7092

Dear Recorder:

Please be advised that we have received and filed, as of **July 31, 2019** the following records annexing territory to the following:

Ordinance/Resolution Number(s)	Our File Number
ORD #1421-19 (ANN 19-0001) (Jurgens Ln & Hazelbrook Farm)	AN 2019-0079

For your records please verify the effective date through the applicable ORS.

Our assigned file number(s) are included in the above information.

Sincerely,

Dani Morley

Official Public Documents

Cc: Department of Revenue
Population Research Center

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@oregon.gov

City of Tualatin
Planning Department
18880 SW Martinazzi Ave.
Tualatin OR 97062-7092

Description and Map Approved
July 24, 2019
As per ORS 308.225

Description Map - Received from: Tabitha Boschetti
On: 6/20/2019, 7/12/2019

This is to notify you that your Description and Map in Washington County for:
ANNEX to CITY OF TUALATIN;
ANNEX to CLEAN WATER SERVICES;
WITHDRAW FROM SEVERAL DISTRICTS

ORD. #1421-19_ (ANN 19-0001) (Jurgens Ln & Hazelbrook Farm)

has been: Approved 7/24/2019
Disapproved

Notes: The revised maps and descriptions received by DOR on 7-12-19 should also be sent to the county assessor and any required agencies.

Department of Revenue File Number: 34-2385-2019
Reviewed by: Elise Bruch, Elise.A.Bruch@oregon.gov
Boundary: Change Proposed Change

The change is for:

- Formation of a new district
Annexation of a territory to a district
Withdrawal of a territory from a district
Dissolution of a district

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- Transfer
Merge
Establishment of Tax Zone

ORDINANCE NO. 1421-19

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 10325 SW JURGENS LANE AND 10511 SW HAZELBROOK ROAD (TAX MAP: 2S114BC LOTS: 1900, 1901 AND TAX LOT: 2S115DA00100) INTO THE CITY OF TUALATIN; WITHDRAWING THE TERRITORY FROM THE WASHINGTON COUNTY ENHANCED SHERIFF PATROL DISTRICT AND THE COUNTY URBAN ROAD MAINTENANCE DISTRICT; AND ANNEXING TERRITORY INTO THE BOUNDARY OF CLEAN WATER SERVICES (FILE NO. ANN-19-0001)

WHEREAS, City staff submitted a petition for annexation of approximately 9 acres of property located at 10325 SW Jurgens Lane and 10511 SW Hazelbrook Road (Tax Map: 2S114BC Lots: 1900, 1901 and Tax Lot: 2S115DA00100), hereafter called the "Property," into the City of Tualatin;

WHEREAS, the City of Tualatin is authorized to annex territory under ORS Chapter 222 and Metro Code Chapter 3.09;

WHEREAS, the annexation of the Property has been requested by 100 percent of the property owners, 100 percent of the electors, and qualifies for annexation under ORS 222.125;

WHEREAS, Washington County has not opposed the annexation in accordance with the Urban Growth Management Agreement between the County and the City;

WHEREAS, Metro does not oppose the annexation;

WHEREAS, under ORS 199.510(2)(c), when a city receives services from a district and is part of that district, any territory annexed to the city is to be included in the boundaries of the district and subject to all liabilities of the district in the same manner and to the same extent as other territory included in the district;

WHEREAS, the City receives sewer, storm, and surface water management services from Clean Water Services and is part of the Clean Water Services district, as referenced ORS 199.510(2)(c);

WHEREAS, the Property is in the Washington County Enhanced Sheriff Patrol District and the County Urban Road Maintenance District;

WHEREAS, ORS 222.520(1) authorizes cities to withdraw territory from districts concurrent with the annexation decision;

WHEREAS, notice of public hearing on the annexation petition was given as required by Tualatin Development Code 32.260;

WHEREAS, the Council conducted a public hearing relating to the annexation on June 10, 2019, where Council heard and considered the testimony and evidence presented by the City staff, the applicant, and those appearing at the public hearing; and

WHEREAS, after the conclusion of the public hearing Council determined the annexation is consistent with all applicable legal requirements of state law, Metro code, and City ordinances related to annexing property and voted to approve the annexation.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The Council approves and endorses the annexation application for the Property.

Section 2. The Property identified in the legal description attached as Exhibit A-1 and A-2, as more fully depicted in the map in Exhibit B-1 and B-2, which are incorporated herein by reference, is hereby annexed to and made a part of the City of Tualatin.

Section 3. The findings attached as Exhibit C, which are incorporated herein by reference, are hereby adopted.

Section 4. The City Recorder is directed to forward copies of this Ordinance to the Oregon Department of Revenue.

Section 5. Within five days of receipt of the required information from the Oregon State Department of Revenue, the City Recorder is directed to send copies of this Ordinance and the approval from the Oregon Department of Revenue to Metro for filing with the Oregon Secretary of State.

Section 6. The annexation of the Property is effective from the date the annexation is filed with the Oregon Secretary of State, as provided in ORS 222.180.


Section 7. On the effective date of the annexation, the Property is withdrawn from the Washington County Enhanced Sheriff Patrol District and County Urban Road Maintenance District.

Section 8. On the effective date of the annexation, under ORS 199.510(2)(c), the property is also being annexed into the boundaries of Clean Water Services for the provision of sanitary sewer, storm, and surface water management.

Section 9. The City Recorder is directed to forward copies of this Ordinance and all other required materials to all public utilities and telecommunications utilities operating within the City in accordance with ORS 222.005.

Adopted by the City Council this 10th day of June, 2019.

CITY OF TUALATIN, OREGON

BY 
Mayor

ATTEST:

BY 
City Recorder

APPROVED AS TO FORM

BY 
City Attorney

10325 SW Jurgens Lane

EXHIBIT A-1



LEGAL DESCRIPTION FOR ANNEXATION

A tract of land in Section 14, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

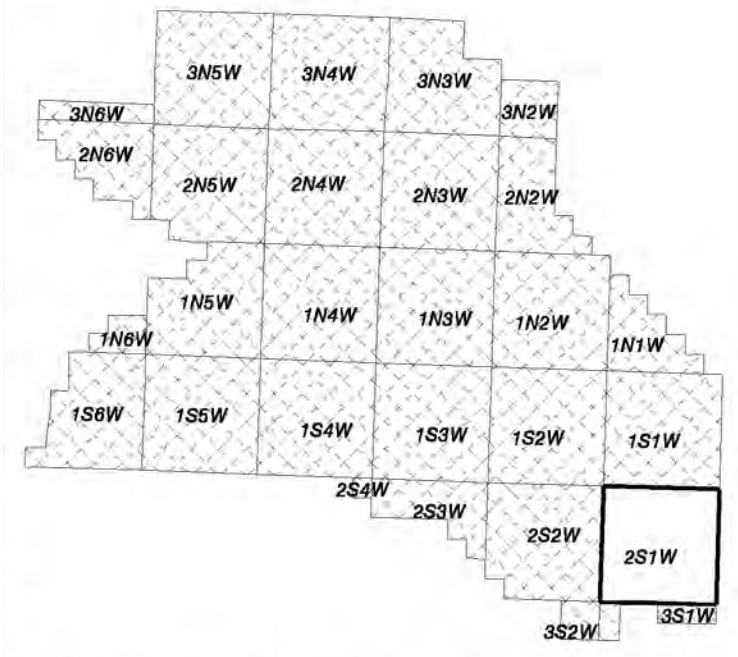
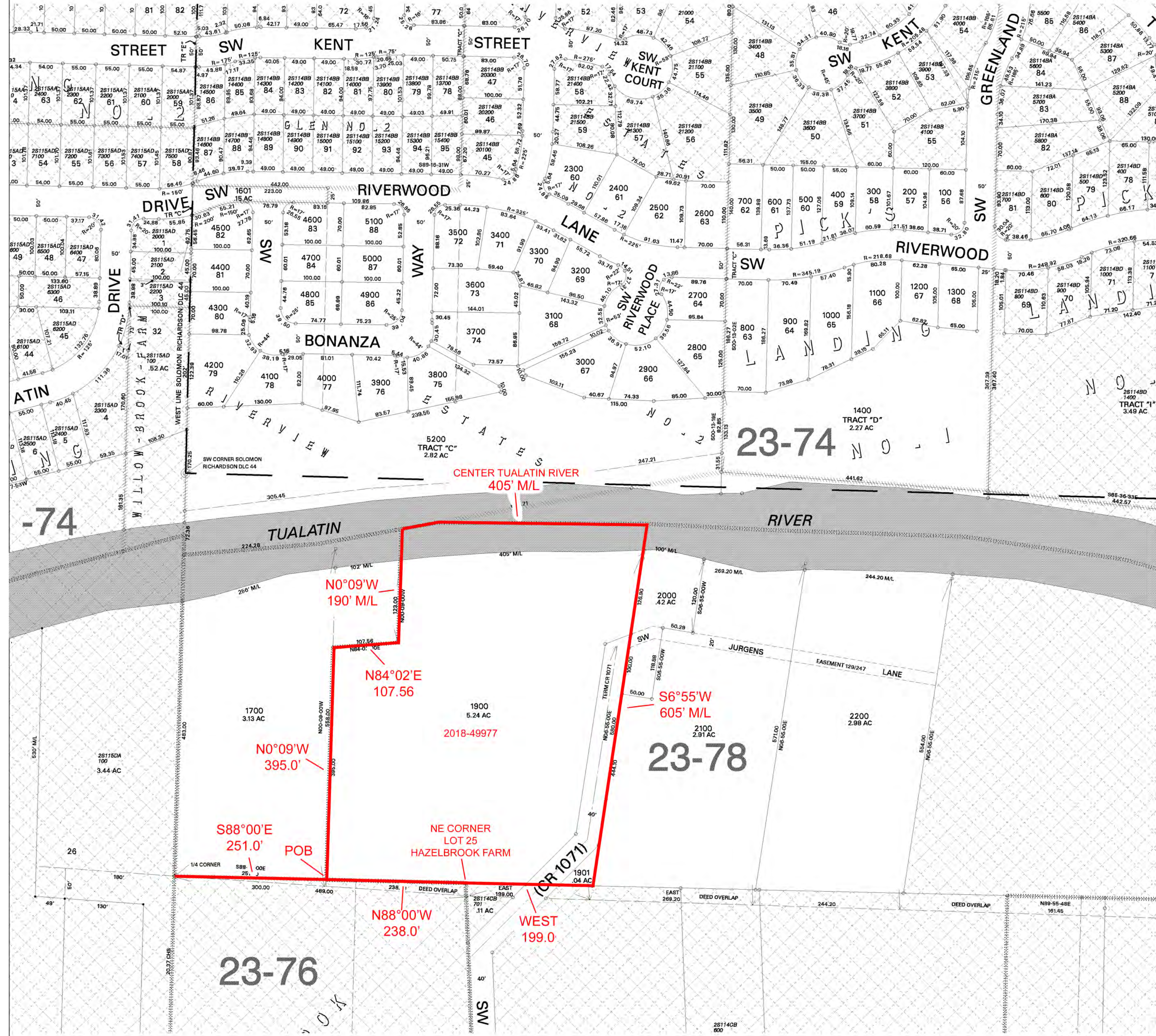
BEGINNING at an iron pipe which bears South 88°00' East 251.0 feet from the quarter section corner common to Sections 14 and 15, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, running thence North 0°09' West 395.0 feet to an iron pipe; thence North 84°02' East 107.56 feet to an iron pipe; thence North 0°09' West 190 feet, more or less, to the centerline of the Tualatin River, also being the boundary of the city of Tigard; thence Northeasterly following the said centerline of the Tualatin River, a distance of 405 feet, more or less, to the Northerly extension of the East line of document 2018-49977, Washington County Records; thence South 6°55' West 605 feet, more or less, to an iron pipe; thence West 199.0 feet to the Northeast corner of Lot 25,HAZELBROOK FARM; thence North 88°00' West 238.0 feet to the point of beginning.

ANNEXATION CERTIFIED

BY  _____

JUN 13 2019

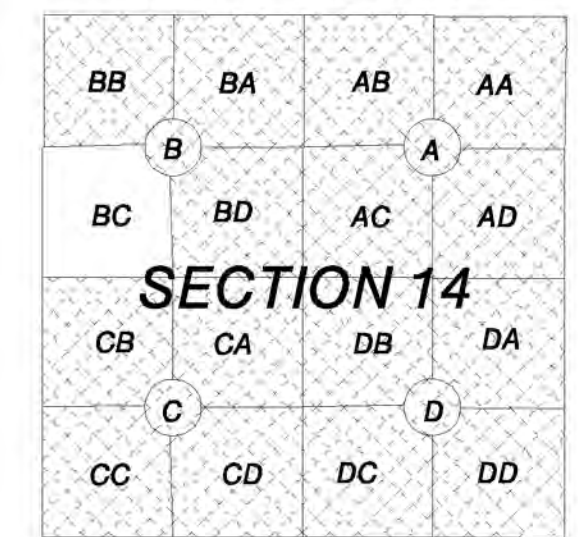
**WASHINGTON COUNTY A & T
CARTOGRAPHY**



WASHINGTON COUNTY OREGON
SW 1/4 NW 1/4 SECTION 14 T2S R1W W.M.
SCALE 1" = 100'

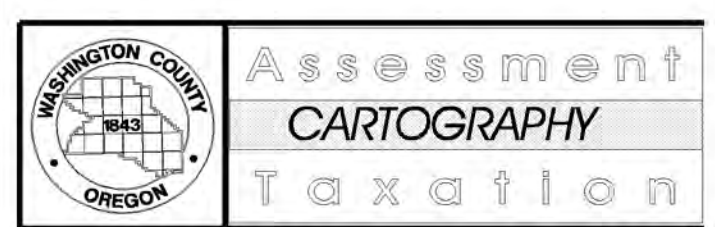
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 2S114BC
1500,1600,3501,3601,3701,3801,4001,4601,4701,
4801,1800,

ANNEXATION CERTIFIED BY
WASHINGTON COUNTY
CARTOGRAPHY
7/12/19



PLOT DATE: August 16, 2004
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TIGARD
TUALATIN
2S 1 14BC

10511 SW Hazelbrook Road

Legal description for annexation

A portion of Lot 26 "Hazelbrook Farm" in Section 15, Township 2 South, Range 1 West, Willamette Meridian in Washington County, Oregon; described in Washington County Recorder's document number 2009-112817 and more particularly described as follows:

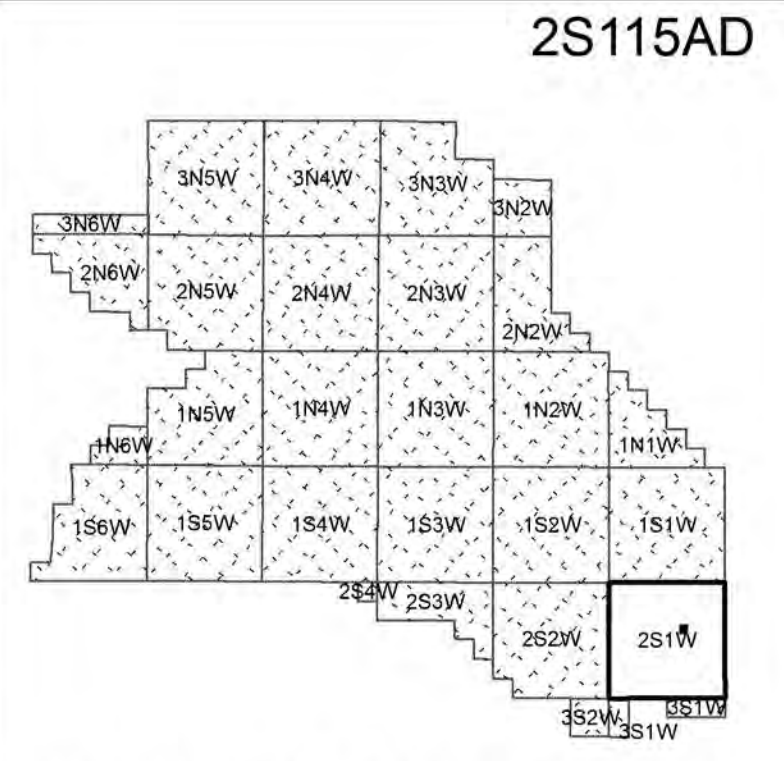
Beginning at the East quarter corner of said Section 15, being a point on the East line of said document 2009-112817, thence North $00^{\circ}16'40''$ East along said line 565 feet more or less to the center of the Tualatin River, also being the Northeast corner of said document and the boundary of the City of Tigard; Thence along the North line of said document South $73^{\circ}47'26''$ West 240 feet more or less to the Northwest corner thereof; thence along the West line of said document South $00^{\circ}09'00''$ West 536 feet more or less to an angle point; thence South $87^{\circ}09'56''$ East 179.79 feet to an angle point; thence South $00^{\circ}11'55''$ West 809.54 feet to the North line of SW Hazelbrook Road; thence along said line North $88^{\circ}07'31''$ East 50.03 feet to the East line of said document; thence along said line North $00^{\circ}11'04''$ East 855.27 feet to the point of beginning.

ANNEXATION CERTIFIED

BY VF

MAY 29 2018

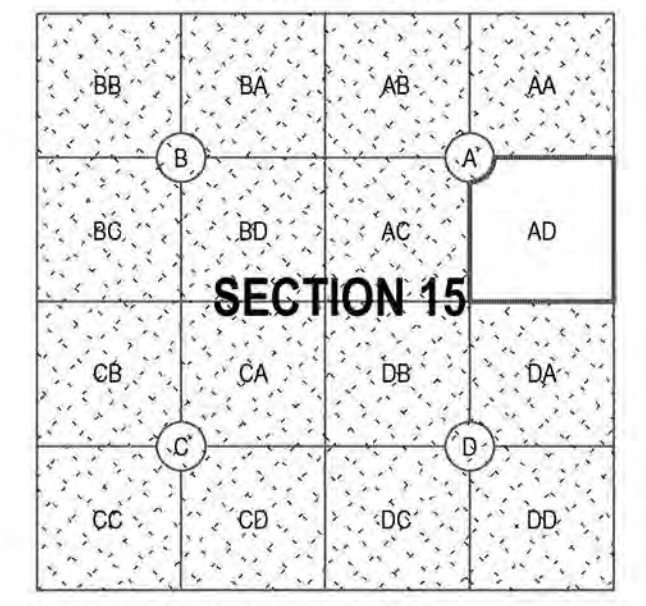
**WASHINGTON COUNTY A & T
CARTOGRAPHY**



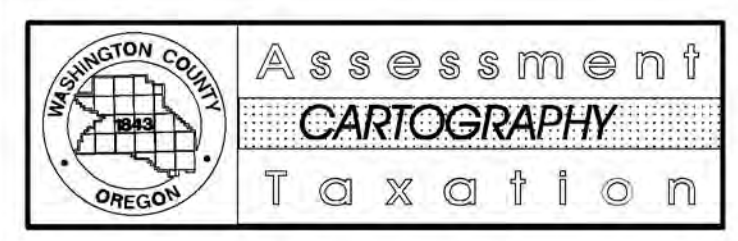
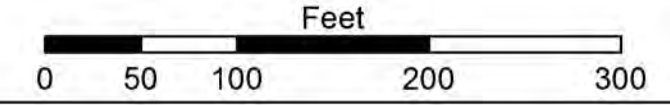
WASHINGTON COUNTY OREGON
SE 1/4 NE 1/4 SECTION 15 T2S R1W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
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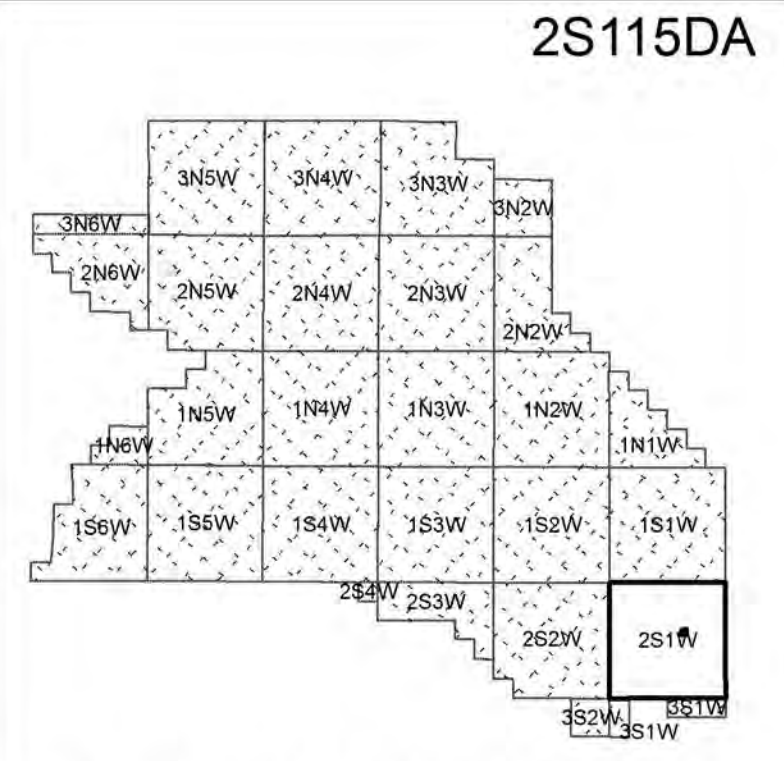


Cancelled Taxlots For: 2S115AD
7800, 6800, 4700, 3800, 200, 300, 400, 700.
**ANNEXATION CERTIFIED BY
WASHINGTON COUNTY
CARTOGRAPHY
6/13/2019**



PLOT DATE: 3/7/2018
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

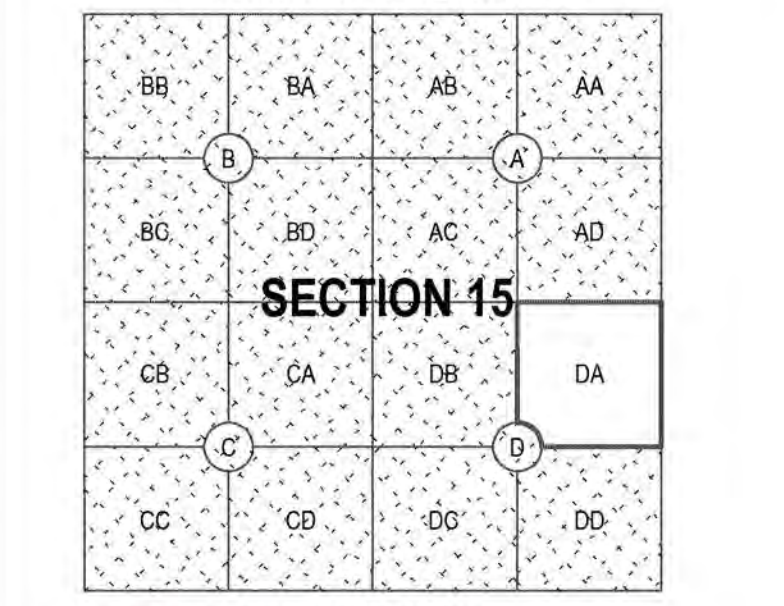
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



WASHINGTON COUNTY OREGON
NE 1/4 SE 1/4 SECTION 15 T2S R1W W.M.
SCALE 1" = 100'

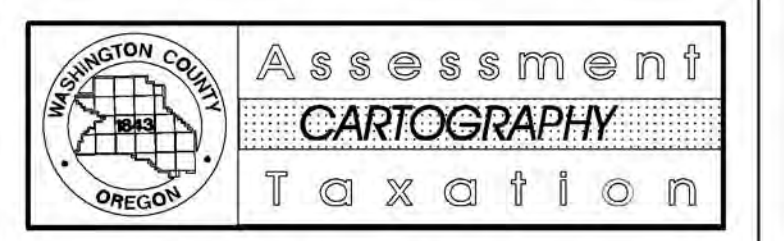
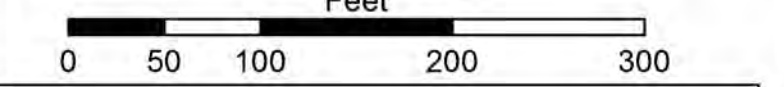
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
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25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
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Cancelled Taxlots For: 2S115DA
1301,1300,1000,1200,500,

ANNEXATION CERTIFIED BY
WASHINGTON COUNTY
CARTOGRAPHY
5/29/2018



PLOT DATE: 3/9/2018
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN
2S115DA